

OWNERSHIP CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the Subdivision shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land; that we hereby consent to the making and filing of this map and subdivision as shown within the colored border line and that we hereby dedicate for public use for street and public utility purposes Lots "A", "B", and "C"; and for construction and maintenance of electrical public utility facilities the areas designated as "5x30' P.U.E.", "5x40' P.U.E.", "5x50' P.U.E." and also a "BLANKET P.U.E." over Lot 21. Further, we the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lots 7 and 8 on, over and across STOVER AVENUE adjoining said Lots.

Alan D. Trider, President; Alan D. Trider, Secretary; TRIDER CORPORATION

Grady Hanshaw, a widower, as beneficiary per instrument No. 254124 recorded November 12, 1985, official records of Riverside County, California.

Grady Hanshaw signature

HOME FEDERAL SAVINGS AND LOAN ASSOCIATION, a Corporation as Trustee, under Deed of Trust rec. Feb. 28, 1986 as inst. no. 47900, O.R. Riv. Co., Calif.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) ss COUNTY OF ORANGE )

On this 30th day of April, 1986, before me, Tammy H. Hull a Notary Public in and for said County and State, personally appeared Joseph T. DeLoma, Jr. and [Signature] personally known to me or proved to me on the basis of satisfactory evidence to be the AUTHORIZED SIGNER and [Signature] of HOME FEDERAL SAVINGS AND LOAN ASSOC. Corporation the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) ss COUNTY OF ORANGE )

On this 10th day of January, 1986, before me, Joanne Rowland a Notary Public in and for said County and State, personally appeared Alan D. Trider and [Signature] personally known to me or proved to me on the basis of satisfactory evidence to be the President and Secretary of TRIDER CORPORATION, a CALIFORNIA Corporation the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ) ss COUNTY OF ORANGE )

On this 4th day of February, 1986, before me, Joanne Rowland a Notary Public in and for said County and State, personally appeared Grady Hanshaw, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same as beneficiary.



Joanne Rowland signature and name



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 21074

BEING A SUBDIVISION OF A PORTION OF THE S. E. 1/4 OF SECTION 34, T2S., R,6W., S. B. M. OF "SECTIONALIZED SURVEY OF RANCHO LA SIERRA" PER MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DECEMBER 1985

L. J. LEBLANC, P.E. GLENDALE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. which was approved by the Riverside City Planning Commission on Sept. 5, 1985, and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved; and that all improvements have been completed in accord with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: APRIL 1, 1986

ROBERT C. WALES, REC. 18753 DIRECTOR OF PUBLIC WORKS

ENGINEER'S CERTIFICATE

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of Four (4) sheets correctly represents a true and complete survey made under my supervision during that all monuments of the character and locations shown hereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated DECEMBER 14, 1985

William D. Gardner signature

William D. Gardner, DEPUTY, REC 11405



UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated March 10, 1986

ROBERT C. WALES, Director of Public Utilities

By Robert C. Wales signature

PUBLIC UTILITY EASEMENTS

The City of Riverside, being owner of the following described easements, hereby consents to the making and filing of the annexed final map:

An easement and right of way to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across the herein described property, together with certain water and water rights in favor of Citizens Domestic Water Company, recorded March 18, 1926 in Book 663, Page 591 of Deeds, Records of Riverside County, California.

An easement for right of way and water rights, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipelines, flumes and conduits for conveying and distributing water for irrigation and domestic purposes in favor of Twin Buttes Water Company, a corporation, recorded August 11, 1919 in Book 508, Page 101 of official records of Riverside County, California.

Date March 10, 1986

ROBERT C. WALES, Director of Public Utilities

By Robert C. Wales signature

SHEET 1 OF 4 SHEETS

RECORDER'S CERTIFICATE

Filed this 8th day of APRIL 1986, at 1:00 P.M. in Book 156 of MAPS, at Page 94-97 at the request of the City Clerk.

Fee: \$1200; No. 80482; William E. Conerly, County Recorder; Santa Ragan, Deputy

Subdn. G'Tee FIRST AMERICAN TITLE INS. CO.

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated Feb. 18, 1986

H. E. BREWER, City Treasurer

By H.E. Brewer signature

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Four (4) sheets be and the same is hereby accepted as the final map of TRACT NO. 21074 and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk at the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 1st day of April, 1986.

ALICE A. HARE, City Clerk of the City of Riverside, California

By Alice A. Hare signature



TAX COLLECTOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal, or Local taxes and special assessments collected as taxes except taxes and special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$ 3,900.00

Dated March 4, 1986

R. WAYNE WATTS, County Tax Collector

By Anita Brooks signature

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ 3,900.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated APRIL 7, 1986

GERALD A. MALONEY, Clerk of the Board of Supervisors

By R. D. Oliver signature, Deputy

SOIL REPORT

A preliminary soils report was prepared on the 6th day of SEPTEMBER, 1983 as required by the Health and Safety Code of California, Section 17953 by Accu-Test Laboratory Inc.

CITY COPY

156/94

M.B. 156/94

M.B. 156/94

CITY COPY

156  
95

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 4 SHEETS

# TRACT NO. 21074

BEING A SUBDIVISION OF A PORTION OF THE S.E.1/4 OF SECTION 34, T.2S., R.6W., S. B. M. OF "SECTIONALIZED SURVEY OF RANCHO LA SIERRA" PER MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SEPTEMBER 1985

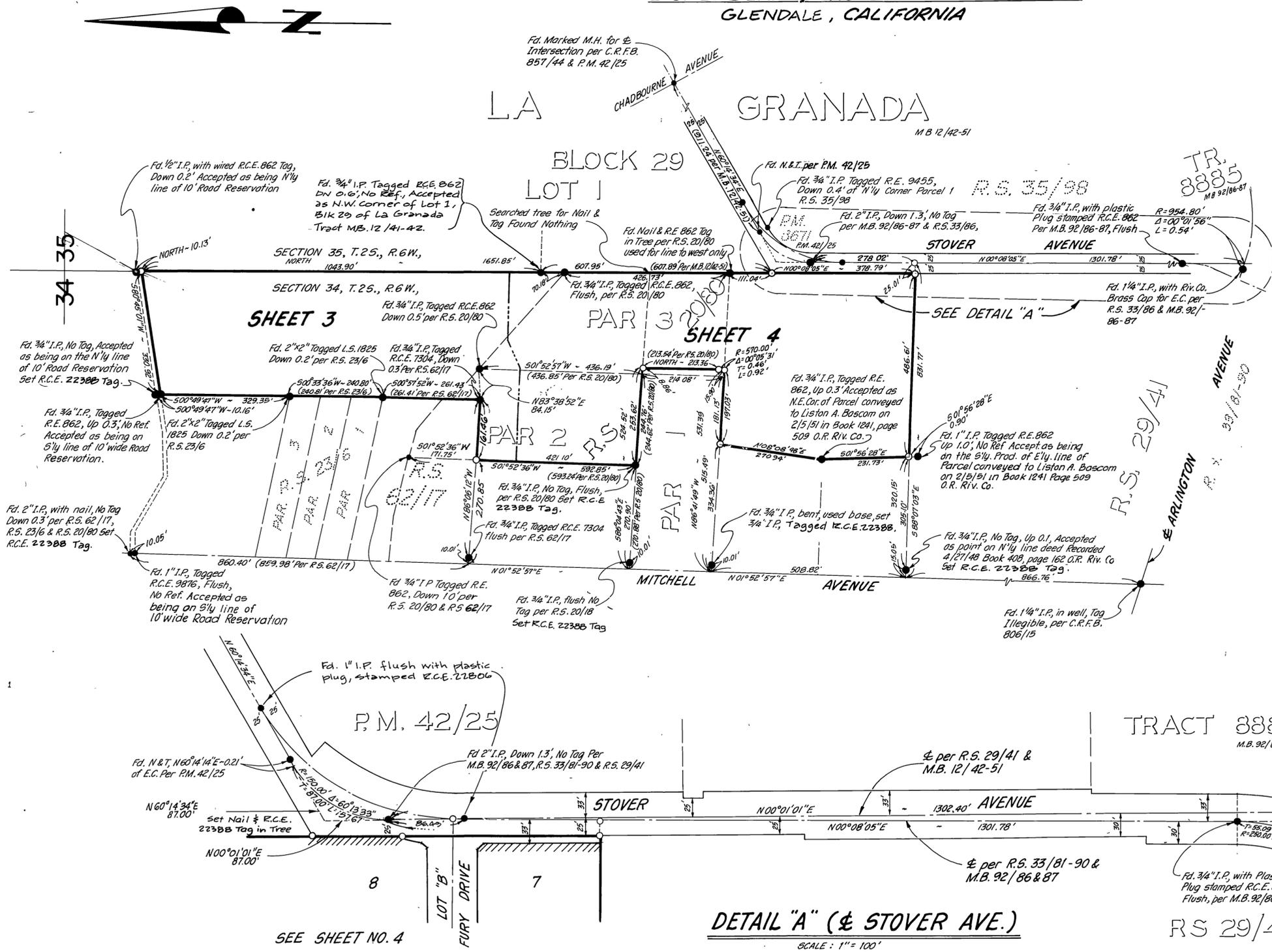
SCALE: 1" = 200'

L. J. LEBLANC, PROFESSIONAL ENGINEER  
GLENDALE, CALIFORNIA

### POTENTIAL LIQUEFACTION

All or a portion of the property included within this map has been identified by the City of Riverside Seismic Safety Element of the General Plan as being potentially subject to liquefaction should ground shaking occur. To limit the possibility of structural damage or failure in such an event a geologic investigation acceptable to the City Building Official may be required as a prerequisite to issuance of building permits.

M.B. 156/95



### ENGINEER'S NOTES:

- Bearings are based upon the centerline of Stover Avenue as being  $N00^{\circ}08'05''E$  as shown on map of Tract 8885 on file in Book 92 of maps, at Pages 86-87 Records of Riverside County California.
- Indicates  $3/4"$  I.P. with plastic plug stamped R.C.E. 22388 set flush unless otherwise noted.
  - Indicates found monuments as noted.
  - This subdivision contains 18.29 Acres.
  - Set nail and R.C.E. 22388 tag in top of curb at side lot line projection, unless otherwise indicated
  - Set  $3/4"$  I.P. with plastic plug stamped R.C.E. 22388 at all rear lot corners and angle points in side lot lines except as noted.
  - /// Indicates Vehicular Access Rights Waived.

### DETAIL "A" (STOVER AVE.)

SCALE: 1" = 100'

M.B. 156/95

IN THE CITY OF RIVERSIDE  
COUNTY OF RIVERSIDE, CALIFORNIA

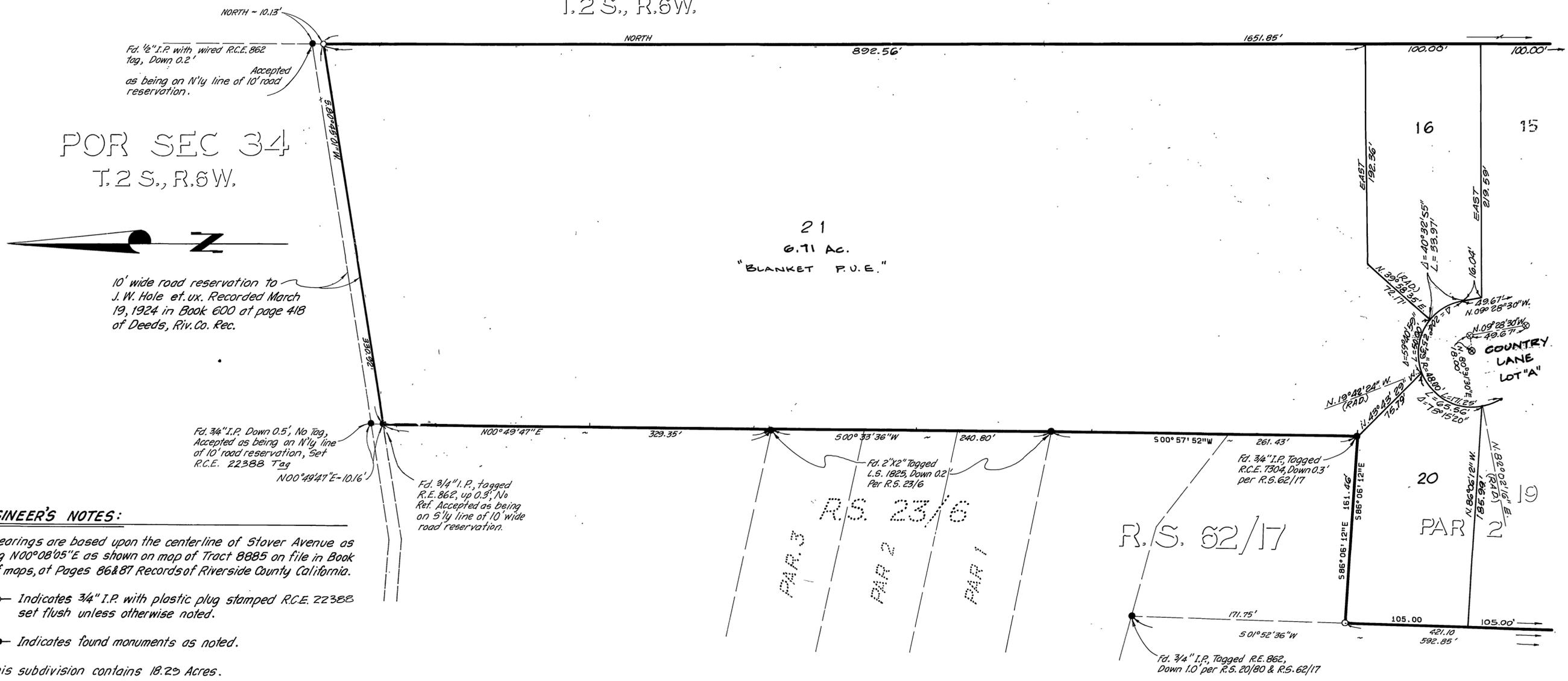
# TRACT NO. 21074

BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 34, T.2 S., R.6 W., S. B. M. OF "SECTIONALIZED SURVEY OF RANCHO LA SIERRA PER MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SEPTEMBER 1985 SCALE 1"=60'

L. J. LEBLANC, PROFESSIONAL ENGINEER  
GLENDALE, CALIFORNIA

POR SEC 35  
T.2 S., R.6 W.



**ENGINEER'S NOTES:**

Bearings are based upon the centerline of Stover Avenue as being N00°08'05"E as shown on map of Tract 8885 on file in Book 92 of maps, at Pages 86&87 Records of Riverside County California.

- 1 - Indicates 3/4" I.P. with plastic plug stamped R.C.E. 22388 set flush unless otherwise noted.
- 2 - Indicates found monuments as noted.
- 3 This subdivision contains 18.25 Acres.
4. Set nail and R.C.E. 22388 tag in top of curb at side lot line projection, unless otherwise indicated
5. Set 3/4" I.P. with plastic plug stamped R.C.E. 22388 at all rear lot corners and angle points in side lot lines except as noted.
- Indicates 1" I.P. w/ plastic plug stamped R.C.E. 22388 set flush unless otherwise noted.

SEE SHEET NO. 4

# TRACT NO. 21074

BEING A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 34, T.2 S.,  
R.6 W., S. B. M. OF "SECTIONALIZED SURVEY OF RANCHO LA SIERRA PER  
MAP BOOK 6, PAGE 70, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SEPTEMBER 1985

SCALE 1"=60'

**L. J. LEBLANG, PROFESSIONAL ENGINEER**  
GLENDALE, CALIFORNIA

BLOCK 29

Fd. Nail & Tin, per  
P.M. 42/25

per M.B. 12/42-51

P M 3671

DETAIL  
NO SCALE

PAR 2

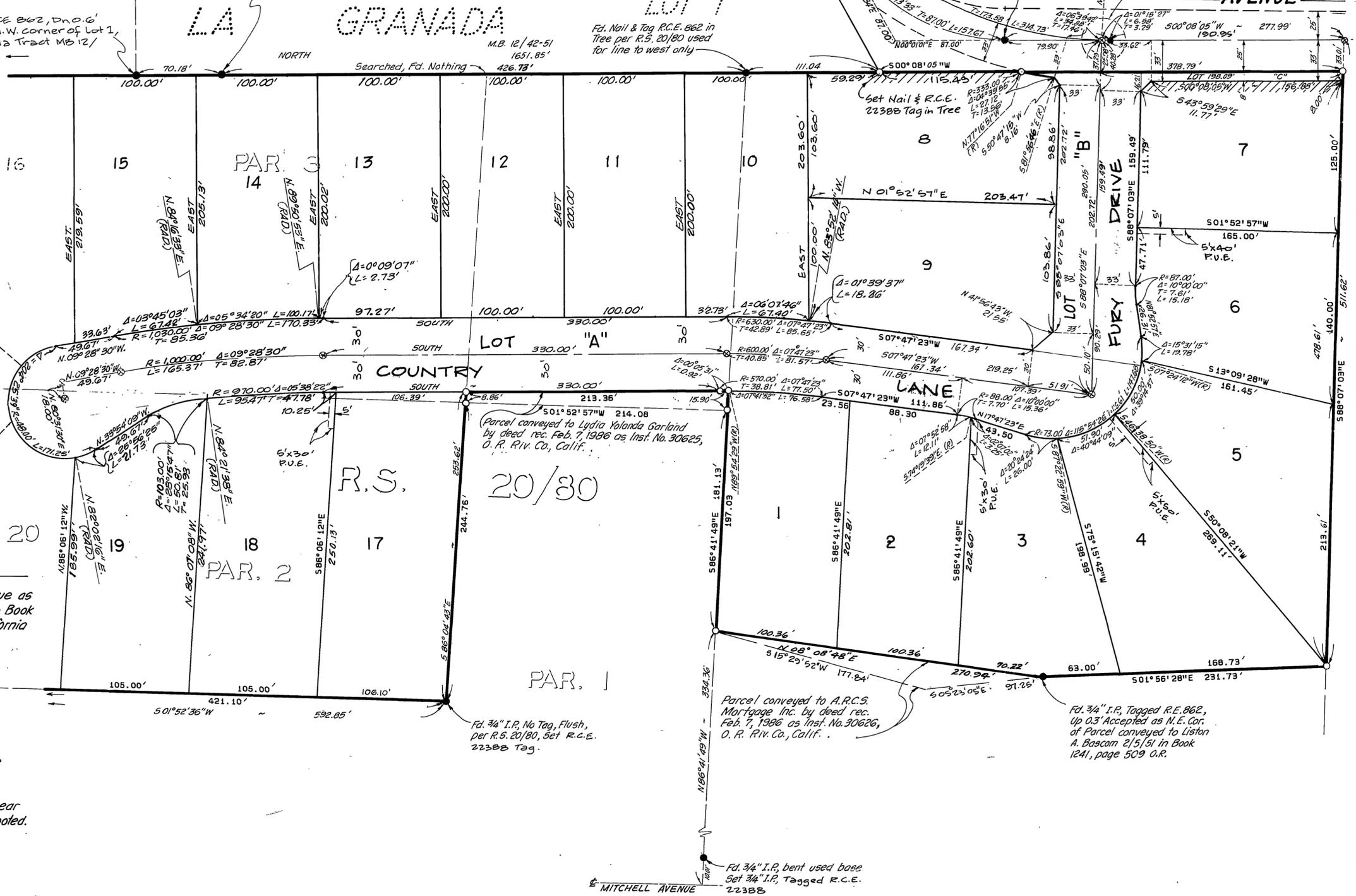
AVENUE

Fd. 3/4" I.P. Tagged R.C.E. 862, D.No. 6  
No Ref. Accepted as N.W. corner of Lot 1,  
Block 29 of La Granada Tract M.B. 12/  
Pages 41-42.

Fd. 3/4" I.P. Tagged R.C.E. 862,  
Flush, per R.S. 20/80

Fd. Nail & Tag R.C.E. 862 in  
Tree per R.S. 20/80 used  
for line to west only

Fd. 2" I.P. No Tag, Dn. 1.3'  
per M.B. 92/86 & 87, R.S.-  
29/41 & R.S. 33/86 on &



### ENGINEER'S NOTES:

Bearings are based upon the centerline of Stover Avenue as being  $N00^{\circ}08'05''E$  as shown on map of Tract 8885 on file in Book 92 of maps, at Pages 86&87 Records of Riverside County California

- 1 -  $\circ$  Indicates 3/4" I.P. Tagged R.C.E. 22388 set flush unless otherwise noted.
- 2 -  $\bullet$  Indicates found monuments as noted.
3. This subdivision contains 18.29 Acres.
4. Set nail and R.C.E. 22388 tag in top of curb at side lot line projection, unless otherwise indicated.
5. Set 1" I.P. with plastic plug stamped R.C.E. 22388 at all rear lot corners and angle points in side lot lines except as noted.
6.  $\oplus$  Indicates 1" I.P. Tagged R.C.E. 22388, set flush unless otherwise noted.
7.  $\lll$  Indicates Vehicular Access Rights Waived.

M.B. 156/97

M.B. 156/97

156  
97

CITY  
COPY